

REDMOND COMPREHENSIVE PLAN

Neighborhood Element

C. Bear Creek Neighborhood Policies

The Bear Creek neighborhood is bounded generally on the west by 196th Avenue NE, Avondale Road NE and 180th Avenue NE; on the north by NE 145th Street, if extended; on the east by the west crest of the Snoqualmie River Valley (Patterson Creek and approximately 250th Avenue NE, if extended), and on the south by Redmond-Fall City Road (SR 202).

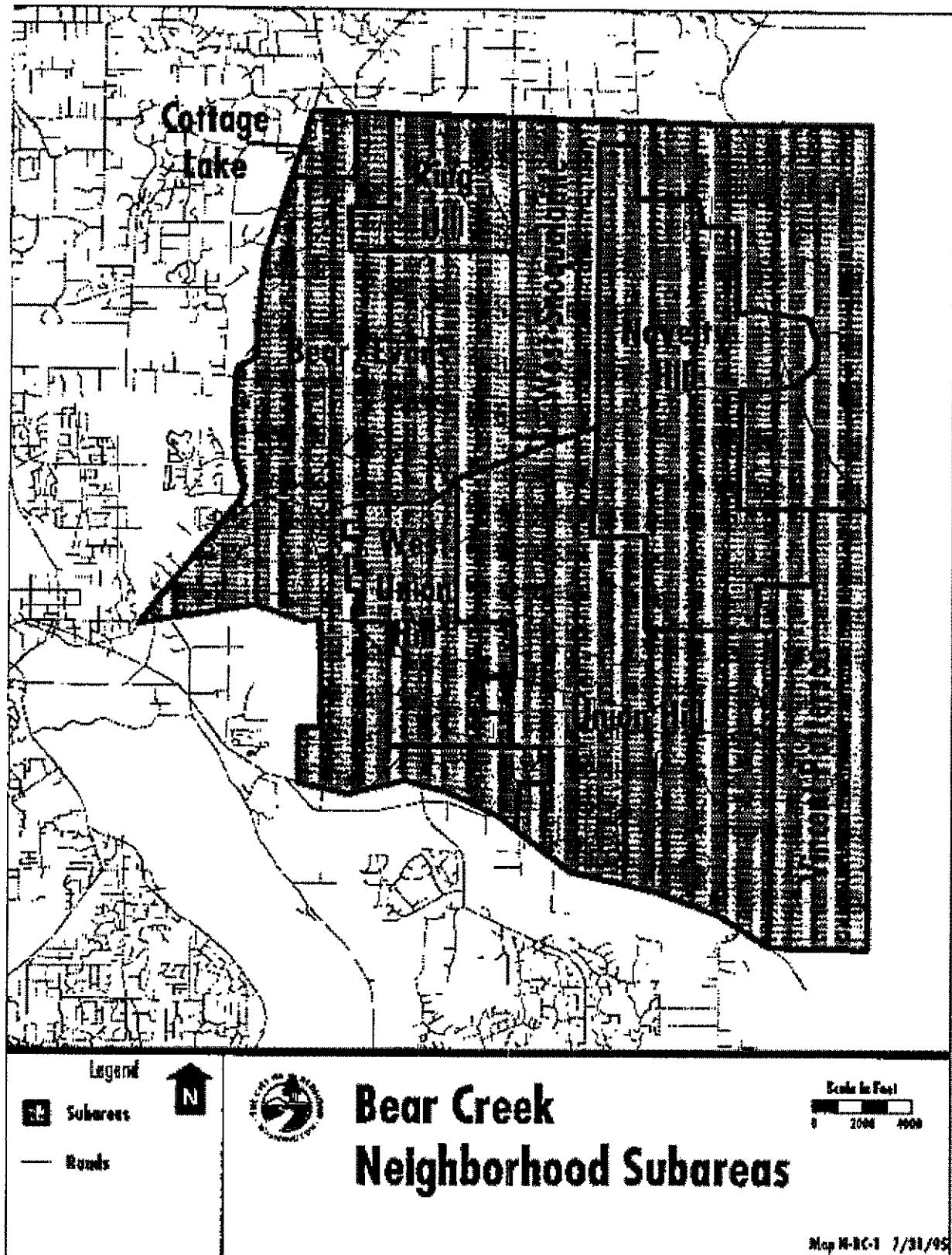
Neighborhood Vision

This vision statement focuses on the area within and immediately adjacent to Redmond. The neighborhood policies address both the area within Redmond and the balance of the neighborhood.

- Low-Moderate Density residential uses are located along Avondale and Novelty Hill Roads within Redmond.
- The Bear Creek and Evans Creek valleys are reserved for recreational, open space, equestrian and other rural uses. The fish and wildlife habitat in the streams and along the banks has been enhanced. The wetlands in the valleys remain intact and productive.
- Rural areas are located east of the valleys and the slopes with erosion and landslide hazards remain undeveloped and covered with trees.

Map N-BC-1

REDMOND COMPREHENSIVE PLAN



REDMOND COMPREHENSIVE PLAN

Neighborhood Policies

Neighborhood-Wide Land Use Policies

The following policies apply both within the City of Redmond's Bear Creek Neighborhood and King County's Bear Creek Community Planning Area.

Community Character and Growth Policies

N-BC-1 The character of the Bear Creek planning area, including its natural resources, should be protected while accommodating the anticipated growth.

N-BC-2 The existing rural and semi-rural character of the Bear Creek neighborhood should be preserved.

N-BC-3 Employment and population growth should be encouraged to locate within the urban growth area, where a full range of urban utilities and services is available.

N-BC-4 Opportunities for a diversity of people and lifestyles should be provided in the Bear Creek area.

N-BC-5 A variety of lot sizes and housing types should be encouraged in the Bear Creek area.

Equestrian Uses

N-BC-6 Equestrian-related businesses and uses are important economic activities in the Bear Creek area, are consistent with the rural character and should be encouraged and supported in the rural area.

Natural Features

N-BC-7 The existing significant natural features in the Bear Creek neighborhood should be retained and enhanced.

N-BC-8 The natural drainage systems of Bear, Evans and Patterson Creeks should be restored, maintained and enhanced to protect water quality, preserve existing aquatic habitat, reduce public costs and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without mitigating measures which eliminate increased risk of flooding and erosion, negative impacts on water quality and loss of aquatic or riparian habitat.

N-BC-9 An undisturbed corridor wide enough to maintain the natural biological and hydrological functions of streams should be preserved in all new developments in the Bear Creek planning area.

N-BC-10 Lot clustering should be required when necessary to protect the hydraulic and wildlife functions of the Bear, Evans and Patterson Creek systems and associated wetlands. Clustered development should locate on the non-sensitive portions of a site, be compatible with surrounding land uses and be designed to minimize surface water impacts. These environmental considerations may result in a lower density than otherwise allowed by zoning.

N-BC-11 Bear, Evans and Patterson Creeks and their tributaries should be protected from grazing animal access in order to: 1) reduce water quality degradation from animal wastes, 2)

REDMOND COMPREHENSIVE PLAN

reduce bank collapse due to trampling and 3) allow shading vegetation to reestablish along stream banks.

N-BC-12 New development should rehabilitate degraded stream channels and banks in the Bear, Evans and Patterson Creek drainages to prevent further erosion and water quality problems. Where conditions permit, the banks and channels should be restored to a natural state.

N-BC-13 Stream channels in the Bear, Evans and Patterson Creek drainages should not be placed in culverts unless absolutely necessary for property access. To reduce disruption to streams and their banks, bridges should be used for stream crossings, and crossings should serve several properties. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade should be used.

Utility Policies

N-BC-14 Provide community sewerage utility services in the Bear Creek neighborhood area commensurate with planned densities established in the Comprehensive Plan.

N-BC-15 Within the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas, a rural level of services is appropriate. Development within these rural areas should rely on levels of service consistent with a rural lifestyle.

N-BC-16 If there are sewage disposal system failures for existing development, sewer should be extended, provided the area is in the City and designated one unit per acre or denser or, if unannexed, is designated Urban or denser. Unincorporated areas with a density of one unit per 2.5-5 acres or greater should not be served by sewers, except as consistent with policy N-BC-21 below.

N-BC-17 Where soil conditions in unincorporated areas and all rural areas do not support long-term reliance on septic tanks, lower densities should be considered, except as consistent with N-BC-21 below.

N-BC-18 On-site sewage disposal systems shall be used to manage waste water in the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas. These systems shall serve as the long-term method for sewage disposal in these rural areas.

N-BC-19 Sewage disposal using community drainfield systems shall be managed by municipalities or sewer districts. Generally, for areas in the City, community drainfield systems would not be approved nor would the City accept for management such a system outside the corporate limits.

N-BC-20 Proper siting and maintenance of septic systems should receive special attention on new and existing land development to preserve the valuable ecological functions and amenity values of water resources in the Bear, Evans and Patterson Creek drainages.

N-BC-21 Pre-existing lots which are non-conforming due to size in the area immediately east of Avondale and north and south of NE 106th Street may connect to sewer as an alternative to on-site sewage disposal if they are experiencing septic tank failure. They may also connect if they are unable to provide on-site disposal because of parcel size or on-site physical limitations.

1. In all cases, lots must be adjacent to an existing sewer line. Extension would be made only and if necessary to facilitate maintenance or upgrading (though not changing) of

REDMOND COMPREHENSIVE PLAN

an existing use or protection of the sensitive areas; extension would not be made to facilitate changing the use, unless to one more conforming with the regulations.

2. Measures should be adopted to ensure that sewer service in this area facilitates existing uses only and does not add to pressure to increase the densities in this area. Measures that should be considered include covenants running with the land which commit it to rural densities, conditions tied to sewer connection and regulatory conditions as part of annexation, zoning or building permits. Connection to such existing sewer lines should be single-house connections only.

All of the Bear Creek planning area is designated a water service area and is within the East King County Critical Water Supply Service Area. Any new development within the planning area should be required to be served by public water systems as defined by WAC 248-54 and provided for in the Coordinated Water System Plan for the area.

N-BC-22 King County and Redmond should approve new development outside the current service area boundaries of existing public water systems only when consistent with the East King County Coordinated Water System Plan.

N-BC-23 The existence of public water service in designated rural areas shall not result in or be justification for higher residential density than anticipated by the City's Bear Creek neighborhood policies. Therefore, water purveyor comprehensive plans must:

1. Plan for facilities within rural areas whose size is consistent with rural densities to finance planned facilities.
2. State that such expansion shall not require increased densities to finance planned facilities.

Parks & Recreation Policies

N-BC-24 When feasible, both active and passive activities should be provided in new park sites in the Bear Creek neighborhood area.

N-BC-25 Additional athletic facilities should be provided by developing a community athletic field complex and upgrading existing playfields.

N-BC-26 A system of trail facilities for pedestrians, hikers, equestrians and bicyclists should be established throughout the planning area.

N-BC-27 The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in the Bear Creek neighborhood area to tie in with the East Sammamish Plan and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail.

N-BC-28 When the development of property occurs in the Bear Creek neighborhood, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables and recreation areas.

Neighborhood Commercial Areas

N-BC-29 The following locations outside the City and within the planning area are designated for Neighborhood Commercial:

REDMOND COMPREHENSIVE PLAN

- **Avondale Corner (NE 116th Street and Avondale).**
- **The northwest corner of the intersection of Redmond-Fall City Road and 236th Avenue NE.**

Redmond Land Use Policies

The following policies apply within the City of Redmond's Bear Creek Neighborhood. See the Education Hill policies for policies on the west side of the Avondale Corridor.

Avondale Corridor

N-BC-30 The residential area immediately east of Avondale between Novelty Hill Road and NE 95th Street may be considered for increased densities of eight to 12 units/acre if affordable housing is considered.

N-BC-31 For the Avondale corridor, use densities at the higher end of the adopted land use designation, while also utilizing outstanding design techniques. These techniques include:

- 1. Preserving and enhancing natural features of a site;**
- 2. Using innovative site planning techniques;**
- 3. Coordinating on-site open space with surrounding open spaces so that the quality and extent of open space is enhanced.**

King County Bear Creek Community Plan Land Use Policies

The following policies apply only within unincorporated King County's Bear Creek Community Planning Area. These policies are included because development in unincorporated King County may affect Redmond and development in Redmond may affect unincorporated King County.

N-BC-32 Development of neighborhood commercial areas should be scaled to serve population growth forecast to occur in Bear Creek in the next six to 10 years. An adequate level of public services should be provided before such expansion development can occur.

N-BC-33 Convalescent/nursing homes may be appropriate at the northwest corner of Avondale and 116th if density of units, in addition to hospital beds, is four to six units per acre and design, bulk, scale and parking is compatible with the residential character of the area.

Novelty Hill Study Area

N-BC-34 The Novelty Hill subarea should be designated as "Study Area," one unit per five acres. A land use plan change to urban densities may be appropriate when:

- 1. Facilities and services including parks, recreation, police and fire protection to serve urban development will be available at a level greater than or equal to Redmond's standards, and**
- 2. Mitigation for impacts of urban development on the affected transportation system are examined, identified and become a condition of development, and**

REDMOND COMPREHENSIVE PLAN

3. Utility plans for service, coordinated with the zoning, are adopted, timed to coincide with appropriate levels of other urban services, and become a condition of development, and
4. Impacts to sensitive areas, wetlands, streams, fish and animal habitats are examined, prevented or mitigated and mitigation becomes a condition of development.

N-BC-35 If an application is made for a land use plan change to urban densities, prior to any development approvals in Novelty Hill subarea, King County and the City shall assure, through an interlocal agreement, that:

1. King County Comprehensive Plan Urban densities will be provided;
2. King County and Redmond have both approved a Master Transportation Agreement that identifies: (a) the offsite road improvements that the Master Planned Development (UPD) developers will be required to provide to mitigate the impact of the UPDs and (b) the off-site road improvements for which the UPD developers will be required to pay their fair share, including, but not limited to, the SR-520 Sammamish River Bridge and the SR-520/SR-202 interchange. The approval of UPD development permits, including preliminary plat approvals, shall be conditioned on: (a) satisfying the fair share contributions for transportation improvements and (b) at the rezone/Urban Planned Development (UPD) stage, there shall be a transportation mitigation plan approved by the Metropolitan King County Council that will identify mitigation and concurrency requirements for the UPDs. The Master Transportation Agreement between King County and Redmond shall identify mitigation and concurrency requirements for impacts in King County and Redmond and identify the funding responsibilities and commitments of all parties, and;
3. A Master Drainage Plan has been completed and is consistent with the findings and standards of the Bear Creek Basin Plan.

N-BC-36 To maintain the existing character of Union Hill, and to prevent adverse effects of extensive, low-density urban development, such as ground water pollution, potentially severe surface water runoff problems and traffic impacts in and around Redmond, Union Hill should be designated rural. If the Novelty Hill subarea is given urban zoning, West Union Hill should be analyzed to determine its appropriate plan designation.

Other Subareas

N-BC-37 The Bear/Evans, West Snoqualmie and Vincent/Patterson subareas should be designated for lower density rural uses to protect environmentally sensitive features, to provide a buffer for agricultural resources in the Snoqualmie Valley and to maintain the existing character of these areas.

N-BC-38 New residential development within the Cottage Lake, Ring Hill and Ames Lake subareas should occur at a density of one home per acre unless outside the urban growth area.

N-BC-39 Within the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas, an urban or suburban level of services is inappropriate. Development within these rural areas should rely on levels of service consistent with a rural lifestyle.

N-BC-40 To maintain a rural character and to ensure that an urban level of services and facilities does not become necessary, densities within designated rural areas, and the Bear/Evans, West Snoqualmie and Vincent/Patterson subareas should be one dwelling unit per five

REDMOND COMPREHENSIVE PLAN

acres. A proposed subdivision may qualify for clustered development at one dwelling unit per 2.5 to 5 acres, if all of the following criteria are met:

1. The scale of the development (lot sizes, size of a cluster, density within a cluster, total number of lots, etc.) is limited to preserve and enhance the rural character and uses in the area;
2. Permanent open space for rural uses, such as pastures, woodlots, wildlife preserves or public open spaces, is included;
3. Permanent open space to buffer rural uses and protect resource lands is included;
4. Public review of the site plan is a part of the process;
5. Any proposed on-site sewage disposal systems can be provided without cumulative adverse impacts to ground and surface water;
6. A public water supply is provided;
7. Resulting impacts on facilities and services due to the increased density would not require new off-site facilities and services beyond those required by development at densities otherwise allowed in rural areas, and
8. Development rights for land not utilized in building site lots shall be conveyed to King County or the City of Redmond.

N-BC-41 A density of one dwelling unit per 10 acres should be required along the east slope of the planning area to protect the adjacent Snoqualmie Valley agricultural district, lands containing slopes over 40% and surrounding unique, outstanding and significant wetlands.

Neighborhood-Wide Transportation Policies

The following policies apply both within the City of Redmond's Bear Creek Neighborhood and unincorporated King County's Bear Creek Community Planning Area.

N-BC-42 Operational and maintenance improvements to improve safety and increase efficiency of roads servicing existing development should be emphasized and assigned the highest priority for public spending.

N-BC-43 New development should provide all on-site transportation facilities needed to meet adopted service standards.

N-BC-44 When off-site road capacity cannot meet adopted concurrency and level of service standards, individual developments should be denied until roads are brought up to standards, either by the public agencies involved, the developer or some combination of funding sources.

N-BC-45 King County, the City of Redmond, the Washington State Department of Transportation, citizens and private developers should work together in defining, planning and implementing transportation improvements which accommodate planned land use and densities.

REDMOND COMPREHENSIVE PLAN

N-BC-46 Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process with King County. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both City and County development affecting the corridor.

N-BC-47 Mitigation shall preserve the operational integrity of the Avondale corridor and maintain existing local access. The primary arterial corridor between areas designated urban and SR 520 should be located and designed to encourage transit and ride-sharing alternatives to single-occupant vehicle travel.

N-BC-48 Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore Planning areas in King County, adjacent areas of Snohomish County and with the Cities of Bellevue, Bothell, Kirkland and Woodinville, and should be a cooperative effort of the affected jurisdictions. Phasing of Bear Creek neighborhood area development should be strongly linked to the provision of adequate transportation facilities and travel demand management programs.

N-BC-49 Widening of arterials to four or more lanes should be limited to urban areas and corridors serving the study areas. The remainder of Bear Creek should be served by a rural road network.

N-BC-50 Establishment of new rights-of-way and acquisition of additional right-of-way in existing corridors should emphasize protection of natural systems and adequate buffering of existing and potential residential development.

N-BC-51 East-west arterial routes should be improved to facilitate travel to and from urban areas west of the Bear Creek planning area.

N-BC-52 Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill and the rural areas should incorporate design features such as grass-lined swales to minimize surface water disruption and to protect and enhance water quality. In Redmond, stormwater detention facilities should be used where necessary to control discharge into surface waters.

N-BC-53 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-Fall City Road (SR 202) is a historic road and should be preserved by maintaining its brick surface, limiting vehicular loads and speeds and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting between Union Hill Road and the Redmond-Fall City Road at 185th/187th Avenues Northeast.

N-BC-54 Arterial road construction or reconstruction in low-density urban and rural areas should include paved and unpaved road shoulders to accommodate bicycles and equestrian uses. In conformance with adopted King County plans for the unincorporated area and City of Redmond bicycle plans for the incorporated area, road shoulders should be designated as bicycle routes with appropriate signing and pavement marking.

N-BC-55 Park-and-ride and park-and-pool lots should be developed to provide focal points for transit and ride-sharing. Park-and-pool lots should be located in rural areas along major commuting corridors such as SR 202, Redmond-Fall City Road and Novelty Hill Road.